
S-4333
EVONIK MINOR SUBDIVISION
Minor-Sketch Plan

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner Evonik Degussa Corporation, which is also the owner, represented by Bose McKinney & Evans, as well as Roger Fine of John E. Fisher & Associates, is seeking primary approval of a one lot subdivision on 2.0 acres, located on the north side of CR 200 S, just over 1/2 mile east of CR 700 W, in Wayne 31 (SE) 23-5.

AREA ZONING PATTERNS:

The site is zoned Agricultural as is all surrounding property. The parent tract is 319 acres in area and has never been parcelized or subdivided previously.

AREA LAND USE PATTERNS:

The site has five metal grain bins and a pole barn. There are no plans to build a residence on site.

TRAFFIC AND TRANSPORTATION:

CR 200 S is classified as a rural secondary arterial by the adopted *Thoroughfare Plan*. The required 40' half-width right-of-way has been shown on the sketch plan. County Highway is not requiring a "no vehicular access" statement along the frontage.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The County Surveyor has already approved the drainage on-site. A letter from the County Health Department simply states that, "Any proposed on-site sewage disposal system must be approved by the Tippecanoe County Health Department." A note on the sketch plan, which will also be required to be on the final plat, states, "Construction of a residence on Lot 1 shall not be permitted without first obtaining written approval for on-site sewage disposal from the Tippecanoe County Health Department."

CONFORMANCE WITH UZO REQUIREMENTS:

Setbacks shown are correct. No buffering is required. Lot area and width meet ordinance requirements. The existing farm buildings met the 40' front setback until this subdivision request required the dedication of the 40' half-width right-of-way measured from the centerline of the road. Section 5-1-6 (a) of the UZO states that "any conforming structure made a nonconforming structure by...grant of right-of-way, shall be considered conforming within the context of this ordinance."

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The street addresses and County Auditor's Key Number shall be shown.
5. A note that states that, "Construction of a residence on Lot 1 shall not be permitted without first obtaining written approval for on-site sewage disposal from the Tippecanoe County Health Department."